



200 W Water St, Charlottesville, VA

Exceptional Restaurant space on a highly visible corner in Downtown Charlottesville

Turnkey restaurant with fully renovated kitchen, interior and new exterior patio deck

- Prime location provides high foot and vehicle traffic
- Strategic proximity to the downtown mall parking and events drives traffic past your front door
- 1,098 SF indoor plus additional enclosed all-weather patio space
- 6,056 SF lot allows for expansive outdoor dinner options
- One of the best and most unique outdoor dining areas in Charlottesville
- Additional restaurant storage is offered next door
- Kitchen equipment and furniture for sale
- \$5,750/Month Triple Net

Accelerating success.

Bart McIntosh

Senior Associate

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Colliers

701 E. Water Street, Suite 301
Charlottesville, VA



200 W Water St



2026 Demographics

	1 miles	3 miles	5 miles
Population	17,691	81,499	101,437
Daytime Population	37,852	115,213	140,692
Households	8,290	33,863	42,000
Average Household Income	\$102,972	\$115,533	\$125,028



200 W Water St



200 W Water St

 99
Walk Score®

 45
Transit Score

 89
Bike Score

West Main Corridor

200 W Water St



2nd St SW

W. Water St

Vehicular Crossing

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- 1 Iron Paffles & Coffee
- 2 Otto's Turkish Street Food
- 3 The Wich Lab
- 4 FARMacy Cafe
- 5 The Alley Light
- 6 Revolutionary Soup
- 7 Christian's Pizza
- 8 The Whiskey Jar
- 9 Lucky Blue's
- 10 Mudhouse Coffee
- 11 The Bebedero
- 12 Cocoa & Spice
- 13 Marco & Luca
- 14 Bizou
- 15 Miller's Downtown

- 1 Downtown Pedestrian Mall
- 2 Omni Hotel
- 3 CODE Building
- 4 Violet Crown
- 5 Federal Building & US Courthouse
- 6 Residence Inn
- 7 UVA & UVA Medical Center
- 8 The Rotunda
- 9 John Paul Jones Arena

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